

**MINUTES OF THE REGULAR MEETING  
OF THE LA SALLE CITY COUNCIL  
March 20, 2023**

**A regular meeting of the La Salle City Council of La Salle, Illinois was held, Monday, March 20, 2023, at 6:30 p.m. with Mayor Jeff Grove presiding with proper notices being duly and continuously posted.**

**The meeting was called to order at 6:30 p.m.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present** - Mayor Grove, Aldermen Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon

**Absent** – Aldermen Thompson, Alderman Ptak

A quorum was present.

**Others Present:** Finance Director John Duncan, Deputy Clerk Brent Bader, City Attorney Jim McPhedran, Econ. Dev. Director Curt Bedei, Director of Public Works Patrick Watson, Fire Chief Jerry Janick, City Treasurer Virginia Kochanowski, Police Chief Mike Smudzinski, City Engineer Brian Brown

**APPROVAL OF MINUTES**

Moved by Alderman Reynolds and seconded by Alderman Lavieri to accept and place on file the Minutes of the Regular Meeting of the City Council held March 6, 2023. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

**PRESENTATION**

Moved by Alderman Lavieri and seconded by Alderman Jeppson to allow Connie Buchanan of North Central Illinois Council of Governments (NCICG) to address the Council.

**\*Exhibit A – Mrs. Connie Buchanan's slides**

Connie Buchanan addressed the council to discuss a community development block grant. This grant comes from the Illinois' Department of Commerce and Economic Opportunity, which is also known as DCEO. They also partner with Tri-County opportunities council. She stated that there is approximately \$7 million available throughout the state of Illinois. Each community is awarded up to \$650,000 for a maximum. The goal is to have eight to twelve homes. The minimum is eight homes in

order to apply. There is an anticipation due date of October 2023. Their goal is to make these single-family, owner-occupied homes for persons with low to moderate income and make them safer, healthier, and more energy efficient. This can also be for seniors and disability.

She explained the point system that is used and that the city's maximum commitment can be up to \$20,000, or in \$5,000 increments. Mayor Grove mentioned that the city would only have to contribute the \$20,000. Mayor Grove also asked if the city would be doing any legwork with this. She stated that NCICG does everything. Only thing that she would ask from the city would be some information from the city's water bills to gather some information.

If and when the grant does get awarded, Buchanan mentioned that her group will send out the letters to the homeowners in that project area. They will invite those to public meetings so NCICG can go through the application process.

Mayor Grove asked about if the city does get awarded the grant, who is in charge of picking who qualifies and who does not. She stated that a housing committee would be formed to help in this project. The city would be able to determine if they want residents, alderman, or any city officials on the committee. Mayor Grove asked about what Marseilles did when they accepted this project. They had the Mayor, City Clerk, and a banker. They did also include some residents to their housing committee.

Mayor Grove also asked about contractors. Buchanan stated that the contractors are all selected, by first using the city's registry, and are paid for within the grant.

Mayor also asked if it was a commitment by the homeowner. Buchanan stated that they do have to sign and if they sell their home for \$20,000 above, they would be paying back the city. Their loan is broken down into 60 months. This is just to prevent people from flipping for profit.

Alderman Reynolds asked what the high-income level would be. She mentioned how a single person could make \$43,000 and still qualify.

Bedei stated that they only would need a recommendation to consider the program and to consider the forming of a committee.

Mayor Grove did a straw vote with all council members and all were in favor of his recommendation.

#### **DISCUSSION AND POTENTIAL ACTION ON THE FOLLOWING PETITIONS:**

Moved by Alderman Reynolds and seconded by Alderman Lavieri to approve the request for a Raffle License from Hegeler Carus Mansion Foundation.

Voice vote, all ayes. Motion carried.

Moved by Alderman Reynolds and seconded by Alderman Lavieri to approve the request from Hegeler Carus Mansion Foundation for a Special Event Permit to allow the

use of City-owned property for the parking of a food vendor for their concert series from 6 to 9 p.m. on Fridays from Friday, June 2 through Friday, August 25.

Alderman Bacidore asked if there was a limit under a food truck ordinance limiting how many times this would be allowed.

Deputy Clerk Bader mentioned that since this is a special events permit, it would supersede what the ordinance generally allows. He also stated that there were things that this permit allows residents to do that are not normally allowed by ordinance.

## **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

## **MOTION CARRIED: 6-0**

Moved by Alderman Crane and seconded by Alderman Herndon to approve the request from Fort Miller and Julie Miller for a curb cut at 2243 Crosat Street to extend the driveway.

Voice vote, all ayes. Motion carried.

Moved by Alderman Bacidore and seconded by Alderman Reynolds to send the request from the Dog House for additional signage denoting the “no parking” zone in front of their garage at 848 First St will be put on the Streets, Alleys, and Traffic Committee agenda in two weeks.

Voice vote, all ayes. Motion carried.

## **COMMUNICATIONS**

Moved by Alderman Lavieri and seconded by Alderman Jeppson to accept and place on file the Illinois Department of Revenue report showing sales tax collected for December 2022 of \$96,035.62 and Home Rules Sales Tax of \$83,789.88 for a total of \$179,825.50.

Voice vote, all ayes. Motion carried.

## **BIDS**

Moved By Alderman Lavieri and seconded by Alderman Jeppson to reject the bid for Chartres Street Project.

## **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

## **MOTION CARRIED: 6-0**

## **STANDING COMMITTEES**

Moved by Alderman Lavieri and seconded by Alderman Herndon to approve the recommendation of the Finance Committee regarding the purchase of a Ford F250, for \$59,087.82, with service body for use as a Public Works service truck.

### **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

### **MOTION CARRIED: 6-0**

Moved by Alderman Lavieri and seconded by Alderman Jeppson to approve the recommendation of the Finance Committee regarding the purchase of a 2023 Ford Transit Van, for \$40,198.54, for use as a Public Works Water Department van.

### **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

### **MOTION CARRIED: 6-0**

Alderman Lavieri wanted to point out to the committee that it will take some time to get these trucks, possibly a year on the box truck.

Alderman Herndon did want the public to know that city is in dire need for these vehicles when the water meter project begins. This project will help out the infrastructure of the city.

Moved by Alderman Lavieri and seconded by Alderman Jeppson to approve the recommendation of the Finance Committee regarding a request from George Knafelc of Knafelc Investments for a Redevelopment Incentive Program grant totaling \$5,127.15 for premises located at 129/135 Joliet Street.

### **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

### **MOTION CARRIED: 6-0**

Alderman Lavieri mentioned that it was state law that the city replace the lead service lines. 120 Water is the only company that does this initial part. The city does have a grant for \$40,000. The initial part is to survey the water lines of the town and the company 120 Water can perform this test for \$15,870.00.

Moved by Alderman Lavieri and seconded by Alderman Jeppson to approve the recommendation of the Finance Committee regarding a proposal from 120 Water regarding a lead service line inventory.

**ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

**MOTION CARRIED: 6-0**

Moved by Alderman Bacidore and seconded by Alderman Reynolds to approve the recommendation of the Streets, Alleys, and Traffic Committee regarding a “No Parking from Here to Curb” sign on Walnut Road, north of 1474 St. Vincent Avenue.

**ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

**MOTION CARRIED: 6-0**

Moved by Alderman Bacidore and seconded by Alderman Reynolds to approve the recommendation of the Streets, Alleys, and Traffic Committee regarding not adding “red blinking lights” but instead to add double stop signs, north and south.

Resident Jim Stevens suggested the city of LaSalle build a solar field to help power the lights at Christmas Time and even power the parks.

Mayor Grove stated that the city is working on some of those ideas currently.

**ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

**MOTION CARRIED: 6-0**

Moved by Alderman Bacidore and seconded by Alderman Reynolds to approve the recommendation of the Streets, Alleys, and Traffic Committee to not a speed bump on Oconor Avenue from Tonti Street to Crosat Street.

**ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

**MOTION CARRIED: 6-0**

## OLD BUSINESS

Alderman Crane said the City received an update from Brownfield Engineering and referred to Deputy Clerk Bader. Bader updated the Council regarding their interest in doing additional indoor air quality studies following the Carus Chemical fire. Brownfield Engineering has spoken with Indoor Science, an air quality testing company. Indoor Science believes there is more that can be tested for following a fire than what was previously tested for by the Sierra Club. Indoor Science recommended that if the City wishes to do additional testing, they would test the eight homes tested previously in the Sierra Club test. They would then survey the community and find eight additional homes that have not replaced their furnace filters since the fires and test those homes as well as find eight additional homes that have changed their furnace filters following the fire and test those homes, for a total of 24 homes tested. This would be at a cost of \$3,100 per home plus \$5,000 to \$6,000 to prepare a study and have someone present their findings to the Council. This would bring the total of that study to, roughly, \$80,000. Alternatively, they could do a full test in the eight homes tested previously at a total cost of, roughly, \$25,000. They also said if they came into homes and tested exactly as the Sierra Club had tested, they could do that at a cost of roughly \$350 to \$500 per home. Bader said the City is still waiting on the soil test results most recently conducted by Brownfield Engineering. Once those results come in, the City will send them to the residents who had their soil tested as well as to State and Federal agencies to determine their opinions on the study.

Alderman Crane asked if their opinion is that Sierra Club had done a “cheap” study. Bader said that was not necessarily their opinion, just that there is additional material they generally look for following a fire. Attorney McPhedran said they didn’t demean what the Sierra Club had done, they recognized what they did but thought perhaps more in-depth testing and more input from respective residents might provide more meaningful data, but there is not 100% certainty that it would. Bader said this came following Brownfield Engineering’s conversations with the Sierra Club as well. Attorney McPhedran said the City could reach out to the EPA and Public Health Department to get their input with regards to further testing.

Realtor Pat Walters said there were filters sent out recently to the Sierra Club at \$60 per filter and that study could be included when finished. Attorney McPhedran said any additional information received would be welcomed so it can be sent to experts for evaluations so they can give informed input to residents. Walters asked if the City had tested the silt in water for heavy metals. Deputy Clerk Bader was not familiar with testing being done for that. Bader said he worked with Alderman Crane up until this point on the testing, but now feels it should be brought back to the full City Council for further review.

Resident Brianne Hicks asked if they specified what more would be tested for beyond the Sierra Club tests. Deputy Clerk Bader did not have a list yet from the company, but they had mentioned they are looking for additional materials generally searched for

following a fire. Resident Marty Schneider asked what the purpose was of searching for that material. Deputy Clerk Bader suggested that they are likely looking to determine if indoor air quality has changed as a direct result of the fire. Alderman Crane said that was likely why they also wanted homes that have not yet changed furnace filters. Attorney McPhedran said part of the reason why the cost is higher than what it cost Sierra Club is because they want to do something that is appropriate with regards to a more definitive, provable chain of custody.

Pat Walters said she wanted to discuss Chapter 94 of City Ordinances for Hazardous Materials. Walters asked if the Council was familiar with it, she knew Deputy Clerk Bader shared it with them. Attorney McPhedran said he was aware of it, and it will be one of the mechanisms the City will use for reimbursement, but not only just this ordinance. The City has also checked other ordinances and researched other chemical fires. He said none of those that he has found, thus far, have had litigation where the City sued for reimbursement but said that doesn't mean La Salle will not. Other lawsuits arose, but not from City government. Attorney McPhedran said the City is still researching this and all options to be reimbursed. Walters asked if in almost every case that the companies have refused to reimburse. McPhedran said he does not know that and said he can only speak to what legal cases have been filed. When he confirmed with Village Attorneys in Rockton and Morris, he did not get indication that they had filed a lawsuit but did not recall if he specifically asked. Mayor Grove said Walters was right and it's a good tool for the City to have to be reimbursed with regards to testing and damaged equipment.

Lisa Dyas, wearing a "Health over Wealth" shirt, said she's a strong believer in the word "empathy" and knows others here are as well as they reached out to her. She said her son was extremely ill with some form of pneumonia and was in the hospital for 15 days, some of which at St. Francis. She said he had many doctors that could not find antibiotics to help him and not knowing why. She said that many, including those here today, wondered if it was from that fire and she said it is "disgusting." She said "Shame on Carus Chemical" for not coming out and doing further testing and spending their money to do it. Mayor Grove said he knows it's important and that's why the City is doing it. She said doctors had no idea what happened and that it was scary.

Attorney McPhedran added that he believes ChemTron did reimburse the community in Rockton. Grove said as soon as the recent soil samples are back, they will be shared with residents and coaches for reference at the parks.

Conversation was had about both Rockton and Morris chemical fires, but Attorney McPhedran reiterated that every case is different. Still, he said, it's worth the City's work to reach out to those communities and learn as much as they can.

## **DISCUSSION AND POTENTIAL ACTION ON THE FOLLOWING ADDITIONAL ORDINANCES/RESOLUTIONS:**

Attorney McPhedran mentioned that the contracts can get approved by the council tonight with some additional minor revisions that will be approved by the Mayor and the Finance Director. Finance Director Duncan mentioned that the company has sent all changes that Attorney McPhedran had recommended along with all executable documents. The contracts are attached as an exhibit, with it to be very close to the final document with some additional provisions and extra protections for the city.

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve an ordinance authorizing contract with Utility Service Co., Inc. regarding Water Tower Maintenance (9<sup>th</sup> Street Tank). Each and every alderman has a copy.

#### **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

#### **MOTION CARRIED: 6-0**

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve an ordinance authorizing contract with Utility Service Co., Inc. Regarding Water Tower Maintenance (Cannon Tank). Each and every alderman has a copy.

#### **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

#### **MOTION CARRIED: 6-0**

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve an ordinance authorizing contract with Utility Service Co., Inc. Regarding Water Tower Maintenance (Civic Tank). Each and every alderman has a copy.

#### **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

#### **MOTION CARRIED: 6-0**

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve an ordinance authorizing contract with Utility Service Co., Inc. Regarding Water Tower Maintenance (Garfield Tank). Each and every alderman has a copy.

#### **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None



### **MOTION CARRIED: 6-0**

Moved by Alderman Jeppson and seconded by Alderman Lavieri to approve a resolution authorizing a Joint Funding Agreement with Illinois Department of Transportation regarding improvement to Chartres St.

City Engineer Brian Brown mentioned that this will be for the north section. They already had this project approved but split the project up and had to get approval again.

### **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

### **MOTION CARRIED: 6-0**

### **COMMENTS**

Mayor Grove wanted to appreciate Brad Reese, Patrick Watson, John Duncan, Brent Bader and Attorney McPhedran for all their hard work in finalizing the water tower contracts.

**There were no more questions or comments from the public.**

### **APPROVAL OF BILLS**

Moved by Alderman Lavieri and seconded by Alderman Jeppson to accept, pay, and place on file bills for March 20, 2023 with Total Submitted: \$494,324.43 (Total Payroll \$179,778.13, Bills to be Paid \$58,846.65, Total Bills Paid \$255,699.65).

Each and every alderman has a copy.

### **ROLL CALL**

**AYE:** Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** Aldermen Thompson, Ptak **Abstain:** None

### **MOTION CARRIED: 6-0**

Moved by Alderman Reynolds and seconded by Alderman Crane to adjourn the meeting.

Voice vote, all ayes. Motion is carried.

**ADJOURNED**

**7:26**

**pm**



Amy Quinn, City Clerk